

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, JANUARY 11, 2024 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

At any time during the course of this meeting, the Zoning Board of Adjustment and Appeals may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Zoning Board of Adjustment and Appeals under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Zoning Board of Adjustment and Appeals may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

CALL TO ORDER – Chairperson Jose Gutierrez

1. MINUTES:

- a) Minutes for the meeting held on December 20, 2023

2. PUBLIC HEARINGS:

- a) Request of Elda Langoni for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20 feet front yard setback for an existing metal carport measuring 20 feet by 12 feet, at Lot 37, La Lomita States Subdivision, Hidalgo County, Texas; 2913 La Vista. **(ZBA2023-0116)**
- b) Request of Maria Elena Garza for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 12 feet into the 20 feet front yard setback for a proposed metal carport measuring 20 feet by 20 feet, at Lot 28, Linda Vista Subdivision, Hidalgo County, Texas; 2538 Lindberg Avenue. **(ZBA2023-0117)**
- c) Request of Thirumurugan Gopalasamy, for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 9.75 feet into the 25 feet rear yard setback for a proposed covered patio at Lot 28, The Embers Subdivision, Hidalgo County, Texas; 305 Cornell Avenue. **(ZBA2023-0120)**
- d) Request of Dennis Steele, for Variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 4.5 feet into the 10 feet rear yard setback and 5 feet into the 10 feet east side yard setback for an existing swimming pool, **2)** an encroachment of up to 10 feet into the 10 feet east side yard setback for an existing covered patio and barbecue grill area, and **3)** an encroachment of 4.8 feet into the 10 feet rear yard setback and 3.6 feet into the 6 feet west side yard setback for an existing shed at Lot 23, Brookwood Subdivision Unit 2, Hidalgo County, Texas; 4101 Zinnia Avenue. **(ZBA2023-0119)**
- e) Request of Ramiro Ramirez for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20 feet front yard setback for an existing carport measuring 19 feet by 19 feet, at Lot 53, Arthur Terrace Subdivision, Hidalgo County, Texas; 6304 North 36th Street. **(ZBA2023-0103) (TABLED: 12/20/2023)**
- f) Request of Gerardo Morales, for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 17 feet into the 18 feet rear yard setback and 6 feet into the 6 feet east side yard setback for an existing pergola at Lot 65, Spanish Oaks @ Frontera Subdivision, Hidalgo County, Texas; 705 Grambling Avenue. **(ZBA2023-0118)**

3. FUTURE AGENDA ITEMS

- a) 2001 Newport Avenue
- b) 1701 Wisteria Avenue
- c) 8214 North 23rd Street
- d) 3101 Highway 83
- e) 2600 Trenton Road
- f) 12505 North 40th Street
- g) 3305 Whetstone Avenue
- h) 3500 Ventura Avenue
- i) 12509 North 40th Street
- j) 4012 Ventura Avenue
- k) 12500 North 40th Street
- l) 12606 North 33rd Lane
- m) 3300 Wolf Creek Avenue
- n) 3700 Ventura Avenue
- o) 3302 Wolf Creek Avenue
- p) 3300 Whetstone Avenue

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE ZONING BOARD OF ADJUSTMENTS AND APPEALS MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR PARTICULAR ACTION AT A FUTURE DATE.

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN ZONING BOARD OF ADJUSTMENT AND APPEAL**

DATE: Thursday, January 11, 2024

TIME: 4:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

C E R T I F I C A T I O N

I, the undersigned authority, do hereby certify that the above agenda for the Meeting of the McAllen Zoning Board of Adjustment and Appeals Commission is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 5th day of January, 2024 at 3:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Date this the 5th day of January, 2024.

Jessica Cavazos, Administrative Supervisor